

026.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

873,500 / 873,500

USE VALUE:

873,500 / 873,500

ASSESSED:

873,500 / 873,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
74-76		WINDSOR ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WHITE MARY T M & JAMES J	
Owner 2:	
Owner 3:	

Street 1: 46 WINDSOR ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N

Postal: 02474	Type:
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PREVIOUS OWNER
Owner 1: WHITE MARY T M & JAMES & -
Owner 2: HOLLAND JAY -
Street 1: 49 WINDSOR STREET
Twn/City: ARLINGTON

St/Prov: MA Cntry:
Postal: 02474

SALES INFORMATION
TAX DISTRICT

PAT ACCT.
2170!

NARRATIVE DESCRIPTION
This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2168 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R2 TWO FAMIL 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name

7/23/2008 812 Siding 6,700

Sign: VERIFICATION OF VISIT NOT DATA
_____ / _____ / _____

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes

Code Fact Price Units
104 Two Family 5000 Sq. Ft. Site
0 80. 1.14 1

456,000

456,000

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average														
Sty Ht: 2 - 2 Story				A Bath:	Rating:														
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 2									
Color: GREEN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 2	Rating: Average			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average								Lvl 2											
Year Blt: 1922	Eff Yr Blt:							Lvl 1											
Alt LUC:	Alt %:							Lower											
Jurisdict:	Fact: .							Totals	RMS: 10	BRs: 4	Baths: 2	HB							
Const Mod:				CONDOS INFORMATION				REMODELING								RES BREAKDOWN			
Lump Sum Adj:				Location:				Exterior:		No Unit	RMS	BRS	FL						
INTERIOR INFORMATION				Total Units:				Interior:		2	5	2							
Avg Ht/FL: STD				Floor:				Additions:											
Prim Int Wall: 2 - Plaster				% Own:				Kitchen:											
Sec Int Wall:		%		Name:				Baths:											
Partition: T - Typical				DEPRECIATION				Plumbing:											
Prim Floors: 3 - Hardwood				Phys Cond: AV - Average	31.	%		Electric:											
Sec Floors: 4 - Carpet	50%			Functional:				Heating:											
Bsmnt Flr: 12 - Concrete				Economic:				General:											
Subfloor:				Special:															
Bsmnt Gar:				Override:															
Electric: 3 - Typical				Total: 31	%														
Insulation: 2 - Typical				CALC SUMMARY															
Int vs Ext: S				Basic \$ / SQ: 170.00															
Heat Fuel: 1 - Oil				Size Adj.: 1.13431728															
Heat Type: 5 - Steam				Const Adj.: 0.98490196															
# Heat Sys: 2				Adj \$ / SQ: 189.923															
% Heated: 100		% AC:		Other Features: 116500															
Solar HW: NO		Central Vac: NO		Grade Factor: 1.00															
% Com Wall		% Sprinkled:		NBHD Inf: 1.00000000															
MOBILE HOME				NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 598327															
				Depreciation: 185481															
				Depreciated Total: 412846															
SPEC FEATURES/YARD ITEMS				WtAv\$/SQ:		AvRate:		Ind.Val:											
				Juris. Factor:				Before Depr:	189.92										
				Special Features: 0				Val/Su Net:	111.81										
				Final Total: 412800				Val/Su SzAd:	190.41										
				PARCEL ID 026.0-0004-0007.0								IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y		118X20	A	AV	1922		21.94	T	40	104			4,700			
More: N	Total Yard Items:	4,700		Total Special Features:			Total:	4,700		AssessPro Patriot Properties, Inc									